



# SMITHFIELD PLANNING BOARD

64 Farnum Pike, Smithfield, RI 02917  
(401) 233-1017 – (401) 233-1091  
Crepeau Hall 2<sup>nd</sup> Floor

## **REGULAR MEETING NOTICE & AGENDA** **THURSDAY, OCTOBER 30, 2014 - 7:30 PM**

### **EMERGENCY EVACUATION AND HEALTH NOTIFICATION**

**SWEARING IN:** Assistant Solicitor, Susan Iannitelli

### **CONSENT AGENDA**

1. **MINUTES:** Discussion and possible action to approve the minutes of the September 25, 2014 Planning Board meeting minutes.

### **REGULAR AGENDA**

#### *OLD BUSINESS*

1. **WHIPPLE GLEN (ID #: 14-006)**  
Minor Subdivision – Preliminary Plan  
AP 42/Lot 111  
55+ Acres/5 Lots/R-80 Zone  
Owner/Applicant: Ronci Investments, LLC.  
Surveyor: Anthony E. Muscatelli, PLS #1718

#### *NEW BUSINESS*

1. **BRYANT UNIVERSITY ACADEMIC INNOVATION CENTER BUILDING ADDITION (ID #: 14-003)**  
Major Land Development – Preliminary Plan  
AP 49/Lot 125 – Douglas Pike  
105 Acres/Planned Development Zone  
Applicant/Owner: Bryant University  
Engineer: Joseph A. Casali, P.E. #7250

#### *PUBLIC HEARING*

2. **THE RESIDENCE AT LIMEROCK (ID #: 14-013)**  
Major Land Development Project/Subdivision – Master Plan  
AP 45/Lot 43A – Harris Road, Limerock Road and Douglas Pike  
30 Unit Condominium Development -22.06 Acres- -Existing Zone: R-80  
3 Lot Subdivision -6.02 Acres - Existing Zone: Commercial (C )  
Applicant: Anthony Rongione  
Owner: A&R One  
Engineer: Joseph A. Casali, P.E. #7250

#### *INFORMATIONAL MEETING*

- **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE COMPREHENSIVE COMMUNITY PLAN**

#### *PUBLIC HEARING*

Amendments are being proposed to the Land Use element, specifically the Future Land Use Map, to include changing the designation of Assessor's Plat 45/Lot 43A from Low/Medium Density Residential (LMDR) to High Density Residential Multi-Family (HDRM).

- **RECOMMENDATION TO THE TOWN COUNCIL ON PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AND MAP**

Zoning Map Amendment changing the designation of Assessor's Plat 45/Lot 43A from Low/Medium Density Residential (R-80) to High Density Residential Multi-Family (R-20M) and requests relief from certain provisions of Section 4.3.4 "Buffers" and section 5.10 "Inclusionary Zoning".

## *MISCELLANEOUS*

### **1. COMPREHENSIVE COMMUNITY PLAN UPDATE**

**Agenda posted: October 17, 2014**

**Revised: October 21, 2014**

**NOTE:** The Planning Board will hear no further agenda items after 10:30 PM, at the Planning Board's discretion. All items not covered on the agenda will be placed in the same order on the next Planning Board Agenda.

The public is welcome to any meeting of the Planning Board. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager's office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.